

ORDINANCE NO. 20110623-121

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11331 NORTH LAMAR BOULEVARD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2011-0009, on file at the Planning and Development Review Department, as follows:

A 55,009 square foot tract of land, more or less, out of Lot 1, Block A, Albertson's Subdivision No. 1, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11331 North Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 5,082 trips per day.

B. The following uses are prohibited uses of the Property:

- | | |
|----------------------------------|------------------------|
| Automotive repair services | Automotive sales |
| Automotive washing (of any type) | Bail bond services |
| Commercial off-street parking | Exterminating services |
| Funeral services | Hotel-motel |
| Outdoor sports & recreation | Pawn shop services |

- C. An individual general retail services (general) use may not exceed a 25,000 square foot floor area.

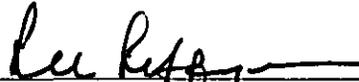
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 4, 2011.

PASSED AND APPROVED

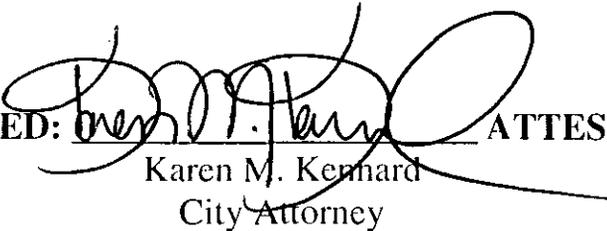
June 23, 2011

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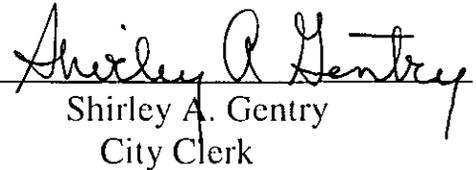
Leo Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

CRICHTON AND ASSOCIATES
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395
~~EXHIBIT A~~
FIELD NOTES

FIELD NOTES FOR A 55,009 SQ. FT. TRACT OF LAND BEING OUT OF LOT 1, BLOCK A, ALBERTSON'S SUBDIVISION NO. 1, AS RECORDED IN VOL. 95, PG. 61, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING at a 1.1/2" iron pipe found, being the East common corner of Lots 2 and 3, Eubank Acres, Sec 1, as recorded in Vol. 7, Pg. 146, Plat Records, Travis County, Texas, also being the Southwest corner of Lot A, Tedford Street Addition, as recorded in Vol. 9, Pg. 142, Plat Records, Travis County, Texas, the most Northerly Northwest corner of said Lot 1, Block A, Albertson's Subdivision No. 1, and the Point of Commencement

THENCE S 25° 18' 08" E, with the East line of Lots 3 and 4 of said Eubank Acres, Section 1, and a West line of said Lot 1, Block A, Albertson's Subdivision No. 1, 197.85 feet to a point, being the Southeast corner of Lot 4 of said Eubank Acres Section 1 and an interior ell corner of said Lot 1, Block A, Albertson's Subdivision No.1.

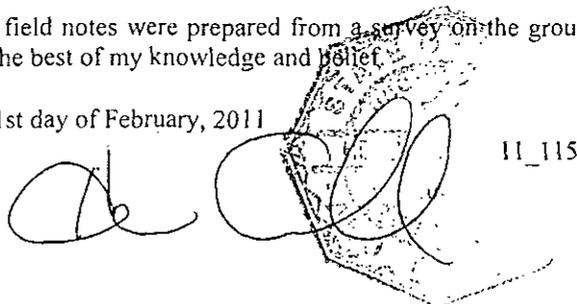
THENCE S 37° 36' 01" W, through the interior of said Lot 1, Block A, Albertson's Subdivision No. 1, 56.77 feet to a point, being the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE through the interior of said Lot 1, Block A, Albertson's Subdivision No. 1, the following eight (8) courses and distances:

- 1) S 74° 42' 53" E, 188.13 feet to a point being the Northeast corner of this tract.
- 2) S 15° 16' 10" E, 302.16 feet to a point being the Southeast corner of this tract.
- 3) N 74° 49' 17" W, 135.35 feet to a point being the most Southerly Southwest corner of this tract.
- 4) N 15° 16' 20" E, 32.00 feet to a point.
- 5) N 74° 43' 40" W, 32.00 feet to a point.
- 6) N 15° 16' 20" E, 8.70 feet to a point.
- 7) N 74° 43' 40" W, 20.8 feet to a point being the most Westerly Southwest corner of this tract.
- 8) N 15° 16' 20" E, 261.72 feet to the **POINT OF BEGINNING** and containing 55,009 square feet of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal this the 1st day of February, 2011
Herman Crichton R.P.L.S. 4046



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